

## Thelen, Lonna

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**From:** Battles, Kayla on behalf of PlanningDev  
**Sent:** Monday, April 29, 2019 8:28 AM  
**To:** Thelen, Lonna  
**Subject:** FW: CPC SN 19-00045

Hi Lonna,

A message for you.

Kayla Battles  
Planning Technician  
Phone: (719) 385-5355  
Email: [kayla.battles@coloradosprings.gov](mailto:kayla.battles@coloradosprings.gov)

-----Original Message-----

From: mark and kathryn zamboni-cutter [<mailto:zamboni-cutter@hotmail.com>]  
Sent: Sunday, April 28, 2019 11:04 PM  
To: PlanningDev <[PlanningDev@coloradosprings.gov](mailto:PlanningDev@coloradosprings.gov)>  
Subject: CPC SN 19-00045

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My only thought is that when a community names a street after someone it is usually as an honor for service to that community. Not that the family is anything but upstanding, but I don't think that it fits in this case to warrant a street name change. I don't know the usual process in deciding street names to begin with, but I'm sure thought went into the original naming.

Zamboni-Cutter  
361 San Marino Ct.

Sent from my iPad

## Thelen, Lonna

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**From:** mark and kathryn zamboni-cutter <zamboni-cutter@hotmail.com>  
**Sent:** Monday, April 29, 2019 7:28 AM  
**To:** Thelen, Lonna  
**Subject:** File Number CPC SN 19-00045

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To whom it may concern:

Regarding the requested street name change:

In general I think that it is wrong and unfair for somebody to be able to change the name of a street because they are pretentious and have money to be able to do so. The petition indicates that the name change would not affect anybody which is certainly incorrect. Changing the name of one street certainly affects the community and neighbors surrounding that street even if they do not live on that particular street. Also it would affect anybody in the future who buys that house or buys lots on that street.

It seems ridiculous to be able to allow anybody who moves into a home to be able to change the street name to their last name. It seems like it would be chaotic and time-consuming for the city to change street names just based on the fact that somebody has the means to do so. Obviously this is an attempt to immortalize their name which is understandable if they did something significant for the community and neighborhood but this is certainly not the case.

I hope the city does not allow this to be changed.

I also hope that this does not cause a "snowball effect" where suddenly everyone in the community wants to change the street names to their last names. This would certainly cause even more strife in the neighborhood with the streets that have multiple homes and families all wanting their names immortalized.

Imola is it a historic city and certainly makes more sense as a name for the street given the surrounding street names and community.

A name change would certainly adversely affect the immediate neighbors in the surrounding community and any future residents of the neighborhood.

Sent from my iPad

## Thelen, Lonna

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**From:** TEAM Slivka <teamslivka@gmail.com>  
**Sent:** Sunday, April 28, 2019 11:16 AM  
**To:** Thelen, Lonna  
**Cc:** 'david slivka'  
**Subject:** FW: CPC SN 19-00045

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Ms. Thelen,

After speaking with you and discussing the process for formal objection, I would like to re-submit my objection with some amendments. Please accept the following as our final objection to Proposal CPC SN 19-00045.

1. We feel that since his personal residence/ property does not even border Farthing Drive, the street name should not change.
2. The street is a public road; by re-naming it we feel it may convey falsely that the street is his property, and it is not.
3. The street begins within the neighborhood named The Canyons at Broadmoor. The original developer as well as the current Home Owners Association intend for this neighborhood to consist of homes “designed with a **Tuscan or Mediterranean** architectural influence” (Section 3-4; page 4, Canyons at Broadmoor Design Guidelines). The street name “IMOLA” as well as other previously established street names in the neighborhood “SAN MARINO and NOVELLA” convey a Mediterranean theme. IMOLA and SAN MARINO are both large cities in Italy. Likewise, Santa Maria NOVELLA is one of the most historical districts in the city of Florence, Italy.
4. The proposed name change could have an adverse impact specifically on the properties that share the corner of Farthing Drive and Imola Lane. Since multiple navigation sources (Waze, Google Maps, etc.) and current City Maps for Police and Fire Services would not be correct until an expensive update was completed, the residents of these properties could most certainly be negatively affected by a delay of delivered goods or services, or by a delay of emergency response services.
5. Finally, the proposed name change in no way meets the requirement for a Purpose Of Part: “That the street name change comes within the purpose of this part, that is, to promote the health, safety, convenience and general welfare of the citizens.” In fact, it could possibly do the exact opposite. If there were to be a true emergency at any of the properties located close by Imola Lane, rescue and or emergency services might not be able to efficiently respond due to the changing of a previously established, well known street name. This proposal in no way promotes health, safety, convenience and general welfare of any citizens of Colorado Springs, it may even adversely impact the Blamires family in a true emergency.

Please let this serve as our FORMAL objection to proposal CPC SN 19-00045.

Thank you,

Erin Slivka and David Slivka

**Thelen, Lonna**

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**From:** Michelle Hammetter <michellehammetter@gmail.com>  
**Sent:** Tuesday, April 23, 2019 11:04 AM  
**To:** Thelen, Lonna  
**Subject:** CPC SN 19-00045

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Hi,

I object to the request to change the name of the street of which has been requested.

Thanks.  
Michelle rodemer  
380 San Marino court

**Thelen, Lonna**

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**From:** Charles Anderson <charlesallananderson@gmail.com>  
**Sent:** Monday, April 22, 2019 2:55 AM  
**To:** Thelen, Lonna  
**Cc:** Tammy Anderson  
**Subject:** Objection to Renaming a Road in our Neighborhood

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Dear Lonna Thelen:

I would like to voice Tammy and Charles Anderson's non concurrence with Dr. Blamire renaming the entire stretch of Imola Lane to Blamires Lane. I understand he does not own the street for it is a public road. So renaming the street will cause confusion for the road is not his property. If by chance he paid for the construction and the routine and non routine maintenance of the road, then perhaps my view would be different. The street is not his to rename or alter in anyway.

I'm not sure this email will suffice as a formal rejection, so if I need to send in a formal letter please advise. Both my Tammy and I object to renaming the road.

Sincerely,

Chuck Anderson

719-648-4702

-

**Thelen, Lonna**

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**From:** TJ Klajnbart <klajnbarts@gmail.com>  
**Sent:** Saturday, April 20, 2019 8:55 AM  
**To:** Thelen, Lonna  
**Subject:** Concerning Blamiers Way/File number CPC SN 19-000045

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Lonna,

We are writing in response to the notice we received in the mail from your office concerning the renaming of a street in our neighborhood. We have lived in the Canyons at Broadmoor for almost 9 years. Imola and the other streets in our neighborhood were originally named to reflect a Tuscany character our homes also carry in design through the use of corbels, solid wood doors, cedar accents and tile roofs. The Blamiers don't live in our neighborhood and renaming the road would most likely, and understandably so, give people the impression that the road belongs to them. We don't think they should be allowed to rename a street in our neighborhood after themselves. Furthermore, we don't think our tax dollars should be spent on something like this. With those main reasons, please accept this letter as an objection to the renaming of the street.

Most sincerely,  
Jorge and Tammi Jo Klajnbart  
6389 Farthing Drive

**HIS EYE IS ON This SPARROW**

## Thelen, Lonna

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**From:** Michael Kuhn <mkuhn@lks.law>  
**Sent:** Friday, April 19, 2019 4:00 PM  
**To:** Thelen, Lonna  
**Subject:** File No.: CPC SN 19-00045; Imola Lane  
**Attachments:** 190419\_Blamires Way.pdf

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Ms. Thelen,

Please see the attached letter concerning the above project. We would appreciate notice of any decisions relate to this project.

Additionally, if you could kindly confirm receipt and advise whether this letter should be forwarded to anyone else, we would appreciate it.

## Michael D. Kuhn



(719) 694-3000 - Main  
(719) 639-2013 - Direct  
(866) 515-8628 - Fax

620 North Tejon Street, Suite 101  
Colorado Springs, Colorado 80903

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Michael D. Kuhn  
Email: [mkuhn@lks.law](mailto:mkuhn@lks.law)

April 19, 2019

*Via email only (lonna.thelen@coloradosprings.gov)*

Lonna Thelen  
City Planner  
City of Colorado Springs

Re: Imola Lane/“Blamires Way”  
File No: CPC SN 19-00045

Dear Ms. Thelen:

This firm represents certain property owners in connection with the above development proposal. Please notify this firm of any updates or determinations on the application.

Eric Blamires, DMD recently built a home on Imola Lane which is located in The Canyons neighborhood. He now proposes that the City rename the street after him, specifically “Blamires Way.” The proposal should be rejected because (1) it would adversely impact The Canyons neighborhood by altering its character; and (2) a vanity project does not promote the health, safety, convenience, and general welfare of the citizens. Simply put: the City should not give Dr. Blamires his “way” on this issue.

**I. The Proposed Change Would Adversely Impact The Canyons Neighborhood.**

The Canyons neighborhood is located in southern Colorado Springs and was developed as the Broadmoor Glen South Filing No. 13 subdivision. The neighborhood is Mediterranean themed, requiring, among other things, terracotta roofs on the homes.

In 2005, Wendy Hardy of the Colorado Springs Planning Commission approved proposed Mediterranean-themed street names for The Canyons development, including San Marino Court, Novella Grove, and Imola Lane. As relevant here, Imola Lane is named after Imola, Italy, which is a city in the Emilia-Romagna region of northern Italy. As a logical continuation of an existing street, the City required Farthing Drive to remain unchanged.

Section 7.7.704(D)(7)(a) of the City Code provides that the Planning Commission must deny a proposed street name change when the change would have an adverse impact on “people and their property.” Here, changing Imola Lane to Balmires Way—for no reason other than the vanity of one citizen—would fundamentally alter the character of The Canyons neighborhood and



Lonna Thelen  
City Planner  
City of Colorado Springs  
April 19, 2019  
Page 2 of 2

those lots within the Broadmoor Glen South Filing No. 13 subdivision. The proposal should be denied on this basis alone.

**II. The Proposed Change Does Not Promote the Health, Safety, Convenience, and General Welfare of the Citizens.**

Alternatively, the proposed change must be denied because Dr. Blamires cannot meet his burden of proving that his vanity project promotes the health, safety, convenience, and general welfare of the citizens as required by Section 7.7.704(D)(7)(c) of the City Code.

Dr. Blamires proffers that the change promotes “the convenience and general welfare of the citizen whose property is accessed by this road.” Application, p. 4. This statement is conclusory and should be afforded no weight. It also wrongly cabins the analysis to Dr. Blamires, instead of the citizens as a whole.

Certainly, changing the name of an established street to an individual’s name does not make it more convenient to the citizens of this City. Imola Lane is already embedded in mapping software, such as Google Maps, Waze, and Apple Maps, which makes the name change more inconvenient to people seeking directions, including first responders (medical, police, and fire personnel).

The proposed name change also does not enhance the general welfare of the citizens of this City. While the proposed change may stoke Dr. Blamires’s ego and benefit *his* general welfare, it does quite the opposite for those who live in The Canyons neighbored and the future homes that will be developed when Imola Lane is eventually extended to Broadmoor Bluffs Drive (specifically when the property located at Schedule No. 6507300029 is developed).

Merely because you build the biggest house in a neighborhood does not mean you get to rename the streets after yourself. The proposed change should be denied.

Please apprise me of any developments regarding Dr. Blamires’s application and feel free to contact me should you want to discuss this matter further.

Sincerely,



Michael D. Kuhn

MDK/ap

cc: Clients

## Thelen, Lonna

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**From:** TEAM Slivka <teamslivka@gmail.com>  
**Sent:** Friday, April 19, 2019 1:24 PM  
**To:** Thelen, Lonna  
**Subject:** RE: CPC SN 19-00045

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Ms. Thelen,

Yes, we would like to formally OBJECT to this name change of the street. The following reasons outline why we object to this proposal.

1. We feel that since his personal residence/ property does not even border Farthing Drive, the street name should not change.
2. The street is a public road; by re-naming it we feel it may convey falsely that the street is his property, and it is not.
3. Furthermore, this street begins within the neighborhood named The Canyons at Broadmoor. The original developer as well as the current Home Owners Association intend for this neighborhood to consist of homes “designed with a **Tuscan or Mediterranean** architectural influence” (Section 3-4; page 4, Canyons at Broadmoor Design Guidelines). The street name “IMOLA” as well as other previously established street names in the neighborhood “SAN MARINO and NOVELLA” convey a Mediterranean theme. IMOLA and SAN MARINO are both large cities in Italy. Likewise, Santa Maria NOVELLA is one of the most historical districts in the city of Florence, Italy.

Please let this serve as our FORMAL objection to proposal CPC SN 19-00045.

Thank you,

Erin Slivka and David Slivka

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**From:** Thelen, Lonna [mailto:Lonna.Thelen@coloradosprings.gov]  
**Sent:** Thursday, April 18, 2019 2:23 PM  
**To:** TEAM Slivka <teamslivka@gmail.com>  
**Subject:** RE: CPC SN 19-00045

Erin,

The request is to rename the entire stretch of Imola Lane to Blamires Lane beginning at Farthing Drive to his property. He would not own the street, it would still be public right of way, just named Blamires Lane. If after this email you want to provide formal comment on the project, please email me.

Thanks,  
Lonna



**Lonna Thelen, AICP, LEED AP BD&C**

Principal Planner | South Team  
Phone: (719) 385-5383  
Email: [lthelen@springsgov.com](mailto:lthelen@springsgov.com)

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**From:** TEAM Slivka [<mailto:teamslivka@gmail.com>]  
**Sent:** Wednesday, April 17, 2019 4:47 PM  
**To:** Thelen, Lonna <[Lonna.Thelen@coloradosprings.gov](mailto:Lonna.Thelen@coloradosprings.gov)>  
**Subject:** CPC SN 19-00045

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Good Afternoon Ms. Thelen,

I am a property owner in the Canyon’s at Broadmoor and I would like you to clarify the development proposal if you can. Is Mr. Blamires asking to COMPLETELY rename the road (from Imola Lane to Blamires Way) or is he asking to put up another street sign at the corner of Imola Lane and where his property boundary begins? I do not feel he should be able to rename a PUBLIC city street simply because his property is at the end of the street. He does not OWN the street, does he? I would have no objection to him putting up his own street sign to annotate where his property boundary begins off of Imola Lane.

Please clarify this if you can,

Thank you,

Erin Slivka

## Thelen, Lonna

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**From:** cv Le <jim\_and\_cv@yahoo.com>  
**Sent:** Thursday, April 18, 2019 3:27 PM  
**To:** Thelen, Lonna; CV LeCarrell  
**Subject:** Proposal Blamires Way

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Greetings,

Regarding File # CPC SN 19-00045 and the request to change "Imola Lane" to "Blamires Way" - we are the family that live on the corner of Farthing and Imola @ 6413 Farthing Drive. I have a couple of thoughts:

a. Future: My understanding is that future development of land to the North west of the termination of Imola lane is possible. Although currently Imola Lane terminates at the Blamires home this may not be the case in the future. Why would the road be renamed for this family when in the future other families may develop the nearby land and utilize this road? Will they have the ability to change the road's name on their whim?

b. Precedence: Is Mr. Blamire a war hero? A profound Philanthropist? A nobel prize winner? Unless he's had a profound selfless impact on this country, world, or local community, I disagree with renaming a road at a homeowner's whim. For the city of Colorado Springs, renaming the road in the family's name sets a bad precedence unless the above condition is met. If he meets one of the above criteria (war hero, profound philanthropist, nobel prize winner) I would support the road name change.

v/r  
James Carrell

**LEWIS | KUHN | SWAN PC**  
ATTORNEYS AND COUNSELORS AT LAW

THE WOLTMAN BUILDING  
620 NORTH TEJON STREET, SUITE 101  
COLORADO SPRINGS, COLORADO 80903  
TELEPHONE: (719) 694-3000

**Michael D. Kuhn**  
Email: [mkuhn@lks.law](mailto:mkuhn@lks.law)

THE CITADEL  
3200 CHERRY CREEK SOUTH DRIVE, SUITE 520  
DENVER, COLORADO 80209  
TELEPHONE: (720) 667-3040  
FACSIMILE: (866) 515-8628  
[WWW.LKS.LAW](http://WWW.LKS.LAW)

May 21, 2019

*Via email only – [lthelen@springsgov.com](mailto:lthelen@springsgov.com)*

Lonna Thelen, AICP, LLED AP BD&C  
Land Use Review Division  
City of Colorado Springs  
30 South Nevada Avenue, Suite 105  
Colorado Springs, CO 80901

Re: Imola Lane/“Blamires Way”  
File No.: CPC SN 19-00045

Dear Ms. Thelen:

This letter responds to the submissions of Eric Blamires, DMD dated May 9, 2019, and his engineering firm, Terra Nova Engineering, Inc. dated May 13, 2019. Importantly, these submissions confirm that the only reason for the requested name change is to stroke Dr. Blamires’s ego or, in his words, to “leave a legacy of [his] last name.” But a resident’s vanity is not a legal basis under the City Code to change the name of an existing street. Nonetheless, my clients, who are homeowners in The Canyons development, respond to Dr. Blamires’s and Terra Nova’s sundry arguments in favor of the name change.

Dr. Blamires appears to concede that The Canyons neighborhood is Mediterranean-themed and that the street was named Imola Lane for that reason. He nevertheless argues that no property owner will be impacted by renaming the street because his property is not within The Canyons HOA and is the only property accessed by Imola Lane.

This argument takes too myopic a view of the harm caused by the street name change. Indeed, Imola Lane was named, constructed, and paid for as part of The Canyons development. As explained in our original submission, the developer of The Canyons went to great lengths to ensure that the neighborhood streets had Mediterranean names such as San Marino Court, Imola Lane, and Novella Grove. The City approved these names and residents purchased homes in reliance on them. Nor is there any question that Dr. Blamires purchased his property knowing full well about the name.

Dr. Blamires further posits that no party will be impacted by his vanity project because “[t]here is no planned development accessing Imola Lane.” *Id.* This is untrue, and Dr. Blamires knows it. In fact, Dr. Blamires *himself* has previously sought to subdivide his lot into two, the second of which would be accessed by Imola Lane. *See* Exhibit 1. Moreover, the 52-acre parcel located on schedule 6507300029 is currently for sale and may be subdivided into a number of lots that will be accessed by Imola Lane when it is extended to Broadmoor Bluffs Drive. *See* Exhibit 2. In any event, at least two homes in The Canyons HOA—6413 and 6421 Farthing Drive—border Imola Lane. Certainly these two properties are impacted by the requested name change.<sup>1</sup>

Dr. Blamires also notes that a couple streets in The Canyons neighborhood do not have Mediterranean names. As explained in our original submission, those streets (namely Farthing) were continuations of existing roadways. And in any event, none of those streets were named after individuals, much less the name of an existing property owner.

Dr. Blamires’s claim that Imola Lane was “abandoned by the HOA and in distress” is factually wrong and legally irrelevant. The Canyons HOA never owned Imola Lane; it is a public street. Dr. Blamires has offered no evidence that the surrounding homeowners intended to extricate Imola Lane from the neighborhood. And he cannot: numerous homeowners and their children use the intersection of Farthing Drive and Imola Lane, particularly those homes located at 6413 and 6421 Farthing Drive.

Nor is it relevant that the City required Dr. Blamires to make certain improvements as part of the development of his home. The City often requires such improvements as part of the development process, but that does not give one a license to rename existing streets.

Finally, Dr. Blamires claims—without evidence—that most of his friends and family have found it difficult to locate Imola Lane on maps. This is yet another example of Dr. Blamires playing fast and loose with the truth. Indeed, the street name is deeply imbedded in mapping software; for example, attached as Exhibit 3 is a printout from Apple Maps, among the most widely used software for directions. Nor does Dr. Blamires suggest how a name change would increase public awareness of the name.

In short, Dr. Blamires’s wish to memorialize his name is not a sufficient legal justification to rename an existing street. The name “Imola” complements the aesthetics of The Canyons neighborhood, something numerous property owners relied on when they purchased their homes. The proposed name change, if granted, would be a reversible error as plainly contrary to the City Code.

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<sup>1</sup> Forcing neighboring properties and future homeowners to live on or next to a street named for a current resident is feudalistic. The Canyons is not Dr. Blamires’s fiefdom wherein the residents must pay tribute for the privilege of accessing what most will assume is “his” street. The fact Dr. Blamires built a 15,000 square foot castle on property just outside The Canyons neighborhood does not give him an unfettered right to rename a public street for himself.

Lewis | Kuhn | Swan PC

Lonna Thelen, AICP, LLED AP BD&C

May 21, 2019

Page 3 of 3

Please let me know if you need anything further. Additional, please advise us of any hearings on this matter so that we can attend and be heard on behalf of our clients.

Sincerely,



Michael D. Kuhn

MDK/ap  
Enclosures

cc: Clients

# Exhibit 1



From: [Thelen, Lonna](#)  
 To: [Eric Blamires](#)  
 Subject: RE: Submittal for street name change  
 Date: Tuesday, March 05, 2019 7:37:00 AM  
 Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)

Eric

What you provided to me is the beginning of a submittal. I had a pre-application meeting with them on Dec. 20 (the pre-app summary form below) and I provided fees to Luanne on Dec. 20. What is missing is the formal submittal from your consultants. They are required to fill out the checklists, prepare the documents and request a submittal time with me. They have not done this yet. Until the formal submittal is made your project has not started.

Thanks  
 Lonna

**Lonna Thelen, AICP, LEED AP BD&C**

Principal Planner | South Team  
 Phone: (719) 385-5383  
 Email: [lthelen@springs.gov](mailto:lthelen@springs.gov)

From: Eric Blamires [mailto:eblamires@gmail.com]  
 Sent: Tuesday, March 05, 2019 7:06 AM  
 To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>  
 Subject: Re: Submittal for street name change

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Lonna,

Scott Maynes told me there were two submittals, to include 1. Subdivision of my property from one parcel to two parcels, and 2. The street name change from Imola Lane to Blamires Way. These were submitted in December. I've included pictures of the submittal. Is this accurate? Is there lacking information?

**COLORADO SPRINGS**  
 OLYMPIC CITY USA

**PRE-APPLICATION MEETING SUMMARY**

Area: South Date: 12/20/18  
 Pre-Application No.: 18-112  
 Lot Size: \_\_\_\_\_  
 TSN: 6507408042  
 Zone: R1-9 DF HS

Applicant(s) Present: Luanne Ducett, Scott  
 Site Location: 5475 Imola Ln  
 Project Description: subdivide into 2 lots

**APPLICATION(S) REQUIRED:**  No application to the Planning Department required

<input type="checkbox"/> 2020 Land Use Map Amendment	<input type="checkbox"/> Development Agreement (PUD Zone)	<input checked="" type="checkbox"/> Street Name Change
<input type="checkbox"/> Administrative Relief	<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> MJ <input checked="" type="checkbox"/> MN <input type="checkbox"/> MM	<input checked="" type="checkbox"/> Subdivision Plat <input type="checkbox"/> PP <input checked="" type="checkbox"/> FP <input type="checkbox"/> PFP
<input type="checkbox"/> Amendment to Plat Restriction	<input type="checkbox"/> Historic Preservation Board	<input type="checkbox"/> Subdivision Waiver <input type="checkbox"/> Design <input type="checkbox"/> Process
<input type="checkbox"/> Annexation	<input type="checkbox"/> Master Plan <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM	<input type="checkbox"/> Use Variance <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM
<input type="checkbox"/> Building Permit to Unplatted Land	<input type="checkbox"/> Minor Improvement Plan	<input type="checkbox"/> Vacation of Plat
<input type="checkbox"/> CMRS No. _____	<input type="checkbox"/> Nonuse Variance / Warrant	<input type="checkbox"/> Vacation of Public Right-of-Way
<input type="checkbox"/> Concept Plan <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM	<input type="checkbox"/> Preservation Easement Adjustment	<input type="checkbox"/> Waiver of Replat
<input type="checkbox"/> Conditional Use <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM	<input type="checkbox"/> Property Boundary Adjustment	<input type="checkbox"/> Zone Change

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists  
 MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

**NEIGHBORHOOD ORGANIZATION:**  
 Neighborhood Association/Contact: \_\_\_\_\_  Neighborhood Meeting

**PUBLIC NOTIFICATION REQUIREMENTS:**  Pre-Application Stage  Internal Review Stage  Public Hearing Stage  
 Note: Applicant will be required to pay for postage at time of poster pick-up.  Postcard  Poster  No Public Notice Required  
 Buffer Distance:  150 ft.  500 ft.  1,000 ft.  Custom distance: \_\_\_\_\_

**ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:**

<input checked="" type="checkbox"/> Geo-Hazard Report	<input type="checkbox"/> Traffic Impact Analysis	<input checked="" type="checkbox"/> Drainage Report
Contact: Patrick Morris, 719-385-5075	Contact: _____	Contact: Jonathan Scherer, 719-385-5546
<input checked="" type="checkbox"/> Hydraulic Grade Line	<input checked="" type="checkbox"/> Wastewater Master Facility Report	<input type="checkbox"/> Land Suitability Analysis
<input type="checkbox"/> Elevation Drawings	<input type="checkbox"/> Mineral Estate Owner-Notification	<input type="checkbox"/> Other: _____

**LDTC MEETING:**  Yes  No Date: \_\_\_\_\_ Time: \_\_\_\_\_


**COMMENTS:** (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process.)

- The application is a request to change the street name change to Blamires Way and subdivide the lot into 2 lots.
- Contact Bootsy Jones (385-5362) to confirm that Blamires is an allowed Street name.
- This site was previously 3 lots and then combined into one lot for the new residence. Provide proof that there is a buildable area via a land suitability analysis using the current development plan to show where a buildable lot is located. Working to show the lot where the previously platted lot 2 was is the best case scenario. Ensure the lot size is compatible with surrounding lot size. If possible provide a

**FIGURE 3**

From: Thelen, Lonna <lthelen@springsgov.com>  
 Sent: Thursday, December 20, 2018 3:42 PM  
 To: Luanne Ducret <l@trueinc.com>  
 Subject: 5475 Imola

Luanne,  
 Attached is the pre-app summary and below are the fees for Imola Ln. I did want to note that Street Name changes must be approved by City Planning Commission.  
 Thanks,  
 Lonna



CITY OF COLORADO SPRINGS

**Development Application Fee and Receipt Worksheet**

Application Type	Department	Per Unit Fee	Fee
LUR - Minor Amendment	Land Use Review		\$480.00
<b>Total Fees for LUR - Minor Amendment</b>			<b>\$480.00</b>
LUR - Subdivision Plat	Land Use Review	1 acres @ \$30.00 per acre plus 5 acres @ \$30.00 per acre	\$180.00
<b>Total Fees for LUR - Subdivision Plat</b>			<b>\$180.00</b>
Minor Amendment - CSFire	CSFire		\$1,280.00
<b>Total Fees for Minor Amendment - CSFire</b>			<b>\$1,280.00</b>
Minor Amendment - CSUtilities	CSUtilities		\$248.00
<b>Total Fees for Minor Amendment - CSUtilities</b>			<b>\$248.00</b>
Minor Amendment - EDR	Engineering Development Review		\$156.00
<b>Total Fees for Minor Amendment - EDR</b>			<b>\$156.00</b>
Street Name Change	EDRD		\$23.00
<b>Total Fees for Street Name Change</b>			<b>\$23.00</b>
Subdivision Plat-Residential-CSUtilities	CSUtilities		\$1,353.00
<b>Total Fees for Subdivision Plat-Residential-CSUtilities</b>			<b>\$1,353.00</b>
Subdivision Plat-Residential-EDR	Engineering Development Review		\$49.00
<b>Total Fees for Subdivision Plat-Residential-EDR</b>			<b>\$49.00</b>
Subdivision Plat-Residential-EDR	Engineering Development Review 2 lots @ \$1.00 per lot		\$2.00
<b>Total Fees for Subdivision Plat-Residential-EDR</b>			<b>\$2.00</b>
Tech Fee	IT-GIS		\$181.00
<b>Total Fees for Tech Fee</b>			<b>\$181.00</b>
<b>Estimated Total Fees</b>			<b>\$5,245.00</b>

Planner:  
 Date: 12/20/2018

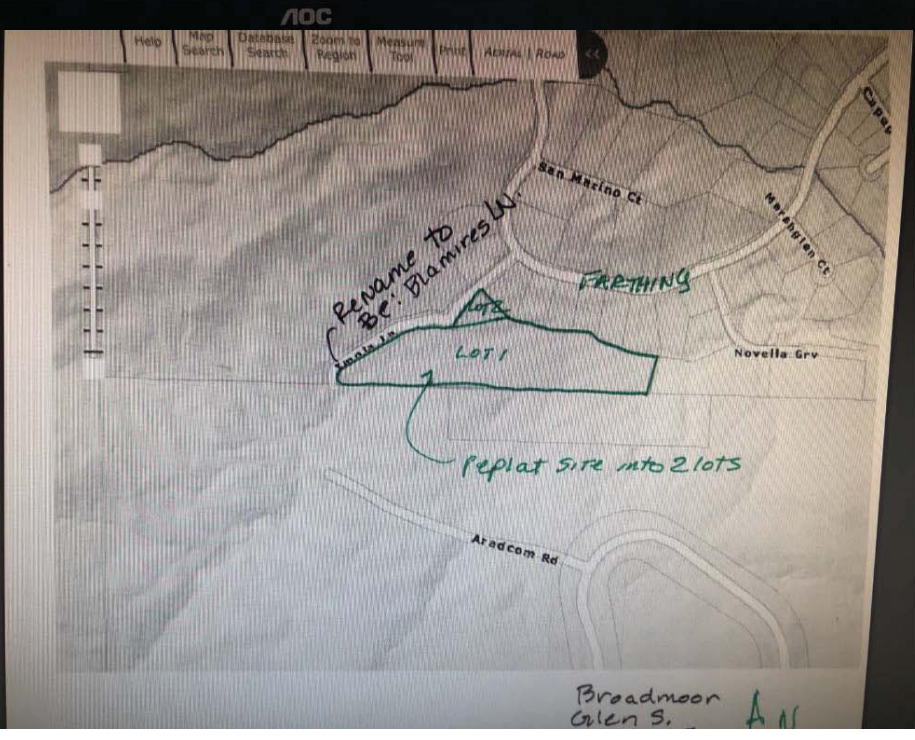


FIGURE 3

# Exhibit 2



# Broadmoor Glen Land

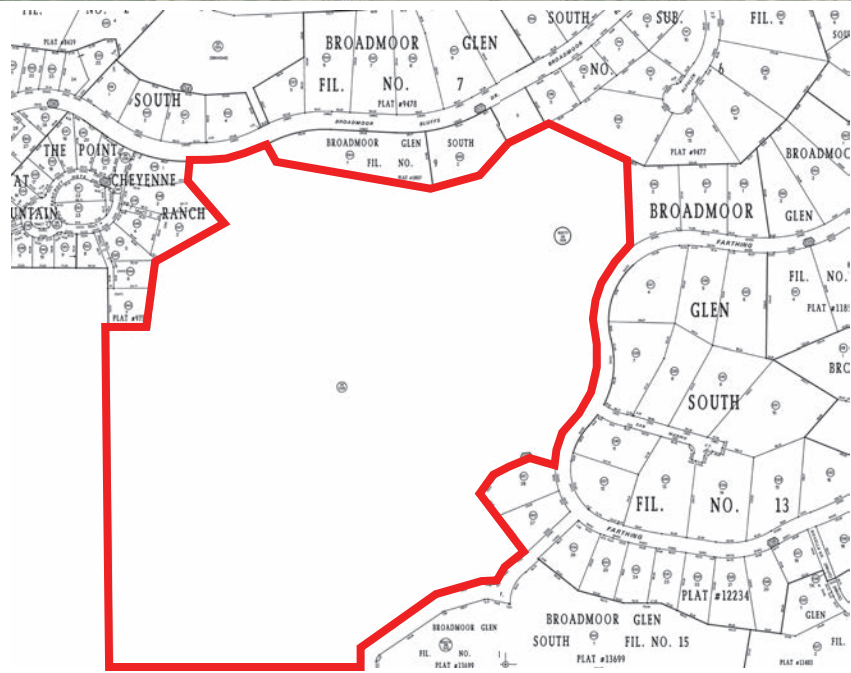
**FOR SALE**

Farthing Drive  
Colorado Springs, CO 80906



## PROPERTY INFORMATION

- Location:** In southwest Colorado Springs west of Hwy 115 off Broadmoor Bluffs Dr.
- Tax Schedule#:** 65073-00-029
- Zoning:** R1-9 (Single Family Residential)
- Size:** 52.28 Acres
- Price:** \$1,100,000 (\$0.48/SF)
- Comments:** One of the last remaining parcels in the Broadmoor Glen area



**OLIVE  
REAL ESTATE  
GROUP, INC.**

**Alex Dumas**  
adumas@olivereg.com

102 N CASCADE AVE, SUITE 250, COLORADO SPRINGS, CO 80903  
t. 719.598.3000 f.719.578.0089 www.olivereg.com

**FIGURE 3**





Alex Dumas  
adumas@olivereg.com

OLIVE REAL ESTATE GROUP, INC  
www.olivereg.com





# Exhibit 3

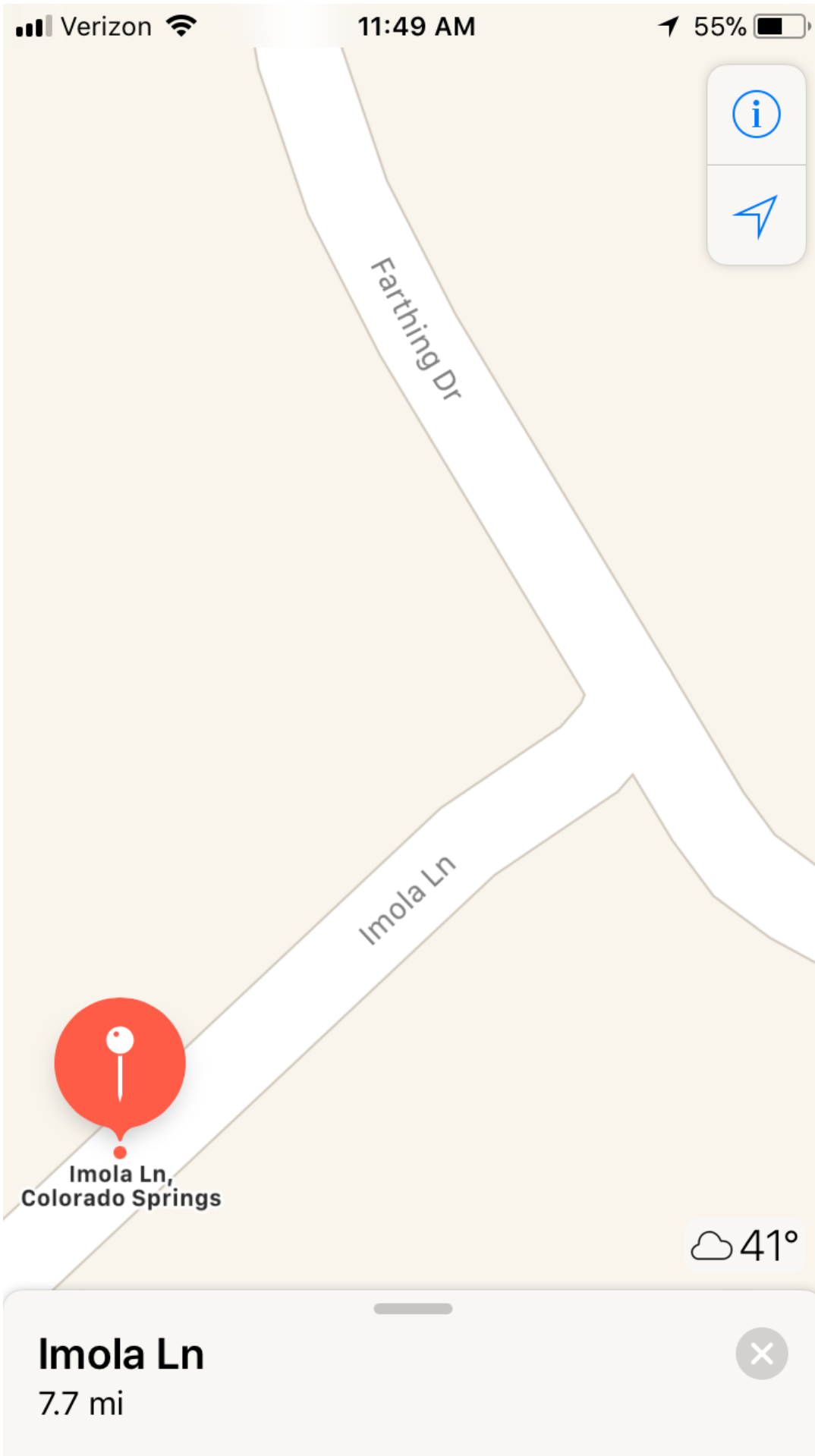


FIGURE 3

## Thelen, Lonna

---

**From:** TEAM Slivka <teamslivka@gmail.com>  
**Sent:** Tuesday, May 21, 2019 6:51 PM  
**To:** Thelen, Lonna  
**Cc:** 'david slivka'  
**Subject:** RE: 1st Review - Blamires Way

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Ms. Thelen,

The rebuttal statements/responses to the homeowners are, quite frankly, stretching the truth. Dr. Blamires did NOT pay for the construction of the road, the road existed prior to him ever purchasing his lot to build on. It is a CITY road, and the HOA did not abandon it—it does not belong to us. He may have CHOSEN to pay for some improvements to the road, or may have wanted to re-construct the road in order for it to allow for easier access to his property, but that was an undertaking of his choosing. He made this CHOICE when he decided to purchase the lot and build a house. Most of the homeowners in the Canyons at Broadmoor (the neighborhood that Dr. Blamires must drive through to access his property) purchased lots, built homes and embraced the Mediterranean posture of the neighborhood. Most of us chose to build here, because it is governed by an HOA with design guidelines that maintain the Mediterranean feel. As one of those homeowners, I do NOT feel he should be allowed to change a street name that originates within the boundaries of another neighborhood.

Dr. Blamires states that most of his friends and family as well as many delivery companies don't recognize his address as valid when it is entered into a navigation assistance tool. Please inform Dr. Blamires that this confusion and delay in delivery of packages and mail will likely happen MORE often if he changes the name of the road. We all went through that same frustration when we built our homes.

Dr. Blamires proclaims himself to be a developer. I am unaware of any developments that he has been personally part of EXCEPT his own residence. Does improving a road owned by the City of Colorado Springs make him a developer? If this is true, then I am a "developer" as well. We also had to make improvements to the road, add a sidewalk and a curb, as well as proper drainage and any other improvements mandated by the City when we built our home.

There are a significant number of neighbors that put forth the effort to formally object to the renaming of the street. Does this carry no merit with the City of Colorado Springs? I thought we lived in a democratic nation, where elected officials are held to a standard of governing for the good of the people, not for the good of one single family. I am saddened that the city would even continue to consider this proposal, given the number of objections to it. The re-naming of the street would be to simply glorify the name of one family out of hundreds of thousands that live in Colorado Springs.

All of this begs the question, as to who on the City's council is being entertained by Dr. Blamires money to allow this mockery to continue. City government folks are being paid to deal with Dr. Blamires' ridiculous request. Does he believe he has "paid his dues" to get a street name to honor him? He is not deserving of it, no matter how much money he brings to the table for his narcissistic motives. He is not a Medal of Honor recipient, nor has he created a medical breakthrough, nor has he made contributions to society at large, nor has he been an impact on OUR city—reasons why streets are renamed to honor people, not honor yourself. He simply has money and wants to buy his personal recognition. I am researching my options to share this entire situation with Fox 21 news, or another media agency, and allow them to get to the bottom of this mockery of our local government. This effort needs to cease and desist. LISTEN to the objections of his neighbors; not Dr. Blamires.

If there is to be a hearing regarding this proposal, please let me know so I can be in attendance.

Thank you,



Erin Slivka

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**From:** Thelen, Lonna [mailto:Lonna.Thelen@coloradosprings.gov]  
**Sent:** Thursday, May 16, 2019 4:46 PM  
**To:** Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>  
**Subject:** RE: 1st Review - Blamires Way

Good afternoon,

I have received a resubmittal for the Blamires Way Street name change. Please review the attachments to this email and let me know if you have any additional comments.

Lonna

### **Lonna Thelen, AICP, LEED AP BD&C**

Principal Planner | South Team  
Phone: (719) 385-5383  
Email: [lthelen@springsgov.com](mailto:lthelen@springsgov.com)

---

**From:** Thelen, Lonna  
**Sent:** Friday, May 03, 2019 1:47 PM  
**Subject:** 1st Review - Blamires Way

Good afternoon,

You are receiving this email because you provided comments during the initial review of the Blamires Street Name request. I have attached the review letter that I have provided to the applicant. At this time you do not need to do anything further. I will notify you with any resubmittals and the date for City Planning Commission.

Thanks,  
Lonna



**Lonna Thelen, AICP**  
Principal Planner | South Team  
Phone: (719) 385-5383  
Email: [lthelen@springsgov.com](mailto:lthelen@springsgov.com)



#### **Land Use Review Division**

City of Colorado Springs  
30 South Nevada Avenue, Suite 105  
Colorado Springs, CO 80901



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